

PB# 85-56

**Frank Purdy (Grading Plan)
(Never Materialized)**

65-1-16.2

P.B. 85-56 Mustad, Townsend - Purdy
GRADING PLANS

Never Materialized
8/21/97

TOWN OF NEW WINDSOR		General Receipt		6923 ^{85.50}	
555 Union Avenue New Windsor, N. Y. 12550		(Frank Rudy) Sept. 30 19 ⁸⁵			
Received of <u>Clara Alvarado</u>				\$ <u>25.00</u>	
<u>Twenty Five and 00/100</u>				DOLLARS	
For <u>application fee - 85-56</u>					
DISTRIBUTION:					
FORM	CODE	AMOUNT			
<u>25.00</u>	<u>check</u>				
<u># 1123</u>	<u>(over)</u>				
			By <u>Pauline J. Towne</u>		
			<u>Town Clerk</u> ^{EC}		
			Title		

Williston Law Book Co., Rochester, N. Y. 14609

given
 9/26 ✓ Eng
 9/26 ✓ Bldg
 9/26 ✓ Hgway
 9/30 ✓ Fire

return



ST. CLOUD STATE UNIVERSITY

ST. CLOUD, MINNESOTA 56301 / (612) 255-2022

LEARNING RESOURCES SERVICES
and
CENTER FOR INFORMATION MEDIA

*Planning Board
received
12/19/85
ph*

1216 Riverside Dr. SE
St. Cloud, Mn. 56301
December 15, 1985

Planning Board
Town of New Windsor
585 Union Ave.
New Windsor, N. Y. 12550

Dear Planning Board,

I am writing to you regarding Sec. 65, Block 1, Lot. 51.2 in the Town of New Windsor in reference to the re opening or relocation of Dean Hill Road. Mr. Elias D. Xerxes L. S. has written to me and my brother, Walter L. Herow, and he has sent me a map of his proposal. I am enclosing my reply to him.

It seems that Frank Purdy wants to relocate Dean Hill Road about 200' north of where it used to be. Since we have owned the property in 1960, Dean Hill Road has been closed, the sewer has been put in so that the taxes are around \$800.00/year on vacant land, and now they want to take away our frontage on the road! As you can see I suggested that they deed the land between the Existing Dean Hill Rd & the Relocated Road to Mrs. Churchill and me, so the land can be of some

value. Then we could do something with
it and you would get more on the Taxes.
The Town would still have a utility easement.

Maybe you have some better ideas,
if so, let me know about them. We should
be able to work something out here because
65 A is a lot of land to be sitting around
idle. Someone has been paying Taxes on that
since 1897, like our family has been paying.
New Windsor has been growing and we enjoy
going to Vails Hall now.

Have a very Happy New Year and
Thanks for considering us instead of just
going ahead with every plan that is suggested.

Yours Truly,

Mary A. Corlies

(Mary Harow Corlies)

Richard and Mary Corliss

1729 13th Avenue South 1216 Riverside Dr. SE
St. Cloud, Minnesota 56301
612 251-9457

Dec. 15, 1985

Mr. Elias D. Grenas L.S.
33 Quassaick Ave.
New Windsor, N.Y. 12550

Dear Mr. Grenas,

Sorry I didn't answer you sooner but your letter went to my old address and back to the Post Office. Then I mailed copies to:

- 1) Walter L. Herow, my brother & co owner
92 Willets Dr
Syosset, N.Y. 11791
- 2) William Mc Math, our Realtor
11 South Plank Rd. Box 7097
Newburgh, N.Y. 12550
(914) 561-0214

The Carhart agency has our land for sale for \$22,500. Sec. 65, Block 1, Lot, 51.2 in the Town of New Windsor was purchased by my grandfather, Hilbert H. Herow on Sept. 17, 1897. My brother, Walter L. Herow, and I have been paying Taxes on it since our father died in 1960. As you know the sewer line went through Dean Hill Rd. and now our Taxes are around \$800/year on this vacant land.

We have been very concerned about the re opening of Dean Hill Road. It never should have been closed in the first place, but we were unaware

Richard and Mary Corliss

1729 13th Avenue South 1216 Riverside Dr. SE
St. Cloud, Minnesota 56301
612 251-9457

of what was going on at that time. When the sewer line went in, we didn't like the additional taxes and we weren't sure of the need for a sewer out there, but it's against my philosophy to argue about putting in sewers.

Now back to your proposal about the Relocation of Dear Hill Road. I can see your point, Townships like to put in straight roads, but I hope you'll see my point too. We have 3.1 A of land on old Dear Hill Rd. and if your plan goes through we'll only have 400' on the smallest, narrowest point of our land. It would landlock us or force us to put in a 200' driveway. I suggest that you consider taking Frank Pundy to deed the land between the existing Dear Hill Rd. and the Relocation to Mrs. Churchill and me, so that this land can be of some value. The Town of New Windsor probably has no need for such a small parcel of land. They would still have their utility easement. I am sending them a copy of this letter.

Very truly yours,
Mary A. Corliss



ELIAS D. GREVAS, L.S.

LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

21 October 1985

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Attn: Mr. Henry Reyns, Chairman

SUBJECT: FRANK D. PURDY, et al: SITE GRADING & ROAD RELOCATION
PLAN, DEAN HILL ROAD

Dear Mr. Reyns:

Enclosed are ten (10) copies of the Subject plan, which bear revisions resulting from a meeting with Mr. Paul V. Cuomo, P.E., Town Engineer on Thursday 17 October 1985.

As a result of the meeting with Mr. Cuomo, the road relocation has been shifted slightly to avoid conflict with the existing sanitary sewer line in Dean Hill Road. We have added a profile and typical section reflecting the final design.

It is our clients' intention to grade for the relocation of Dean Hill Road (which is presently ungraded in this area), and grant the necessary property to the Town for the new right-of-way limits. Those limits would include lands lying between the relocated road and the existing road, to preserve the existing position of the sanitary sewer line. It is not our clients' intent to pave this portion of the relocated road, since the roadway is not presently paved or in use.

Since I will be unavailable for your meeting of 23 October 1985, I am taking the liberty of furnishing Mr. Cuomo with a copy of this letter, and am requesting that he relate to the Board his comments concerning the latest revisions. My Chief of Survey, William B. Hildreth, will be available at your meeting to further discuss this proposal as required.

Very truly yours,

Elias D. Grevas, L.S.

end/as

EDG/bg

cc: Mr. Paul V. Cuomo, P.E., Town Engineer
Mr. Frank D. Purdy
w/encl

January 21, 1986

Dwight Townsend, James C. Husted, Frank Purdy
c/o Dwight Townsend
14 Fenmore Drive
Wappingers Falls, New York 12590

Town Board
Town of New Windsor
Union Avenue
New Windsor, New York 12550

Re: Adoption of New Zoning Ordinance

Gentlemen:

The undersigned are owners of certain land in the Town of New Windsor, located off of Dean Hill Road, containing sixty-four (64) acres of land. It is contiguous to an existing mobile home park operated by James C. Husted and Dwight Townsend.

This property is presently zoned R-4A under your current Zoning Ordinance and proposed to be rezoned to R-3.

As the owners of this parcel of land, we oppose this proposed zoning change as not being consistent with land use patterns that exist in the immediate vicinity.

We respectfully request that the property be rezoned to R-1 which would permit the expansion of our existing mobile home park. In the alternative, we would respectfully request that the Zoning Ordinance be amended to allow mobile home parks in districts other than R-1.

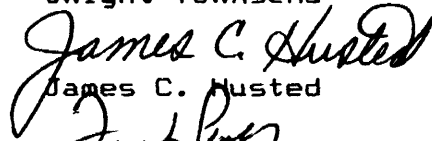
The property that we own is currently within a sewer district and is reasonably accessible to a water district. Our surveyor Mr. Lou Grevas, advised us that new expansion could be situated on fifty to sixty per cent of the 64 acres. This would allow the park to be built in the center of the property providing a tree filled buffer, completely screening the neighboring land owners. The mobile home park operated by Mr. Townsend and Mr. Husted has received numerous compliments from public officials, residents and neighbors. Please except an invitation to visit our existing park. The expansion of the existing mobile home park into this parcel would be consistent with growth patterns and environmental concerns, especially when one considers the availability of sewer and the accessibility of a near supply of water.

Additionally, proposed zoning would allow the expansion of the existing mobile home park and would provide medium income housing, which is in great demand in this community. Cost of housing has become astronomical and out of the reach for many wage earners. The expansion of the existing mobile home park would provide a viable alternative that is both comfortable and affordable and at the same time is consistent with land use patterns in the Town. Furthermore, by expanding the mobile home park the operating costs of the sewer district would be greatly decreased by virtue of the increase of the number of users.

Respectfully Submitted,



Dwight Townsend



James C. Husted



Frank Purdy

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

Date Received 9/25/85
Meeting Date 10/11/85
Public Hearing _____
Action Date _____
Fees Paid 25

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Frank D. Purdy, et al, Site Grading Plan
2. Name of applicant Frank D. Purdy Phone (914) 561-4666
Address RD#2, Route 94, Box 108, Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Frank D. Purdy, et al Phone same
Address same
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan ELIAS D. GREVAS, L.S. Phone (914) 562-8667
Address 33 QUASSADICE AVE, NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the North side of Dean Hill Rd.
(Street)
500' ± feet West
(direction)
of Riley Rd.
(Street)
7. Acreage of parcel 63.7 ± Acres
8. Zoning district R-4A
9. Tax map designation: Section 65 Block 1 Lot(s) 16.2
10. This application is for the use and construction of relocation of Dean Hill Road
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section 65 Block 1 Lot(s) 47

FOR OFFICE USE ONLY

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

19th day of September, 1985

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1986
Reg. No. 4673512

Elias D. Grivas
Applicant's Signature
ELIAS D. GRIVAS
AGENT FOR APPLICANT
Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

_____ being duly sworn, deposes and says that he resides
_____ in the
(Owner's Address)
county of _____ and State of _____
and that he is (the owner in fee) of(_____ of the _____
(Official Title)
Corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized _____ to make the fore-
going application for special use approval as described herein.

Sworn before me this.

_____ day of _____, 1985

(Owner's Signature)

Notary Public

APPENDIX B

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

- | | |
|--|--|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? | ___ Yes <input checked="" type="checkbox"/> No |
| 2. Will there be a major change to any unique or unusual land form found on the site? | ___ Yes <input checked="" type="checkbox"/> No |
| 3. Will project alter or have a large effect on an existing body of water? | ___ Yes <input checked="" type="checkbox"/> No |
| 4. Will project have a potentially large impact on groundwater quality? | ___ Yes <input checked="" type="checkbox"/> No |
| 5. Will project significantly effect drainage flow on adjacent sites? | ___ Yes <input checked="" type="checkbox"/> No |
| 6. Will project affect any threatened or endangered plant or animal species? | ___ Yes <input checked="" type="checkbox"/> No |
| 7. Will project result in a major adverse effect on air quality? | ___ Yes <input checked="" type="checkbox"/> No |
| 8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? | ___ Yes <input checked="" type="checkbox"/> No |
| 9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? | ___ Yes <input checked="" type="checkbox"/> No |
| 10. Will project have a major effect on existing or future recreational opportunities? | ___ Yes <input checked="" type="checkbox"/> No |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | ___ Yes <input checked="" type="checkbox"/> No |
| 12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . | ___ Yes <input checked="" type="checkbox"/> No |
| 13. Will project have any impact on public health or safety? | ___ Yes <input checked="" type="checkbox"/> No |
| 14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . | ___ Yes <input checked="" type="checkbox"/> No |
| 15. Is there public controversy concerning the project? | ___ Yes <input checked="" type="checkbox"/> No |

PREPARER'S SIGNATURE: Frank A. Purdy, et al

TITLE: Land Surveyor

REPRESENTING: Frank A. Purdy, et al

DATE: 19 Sept 1981

9/1/78



1763

TOWN OF NEW WINDSOR HIGHWAY DEPARTMENT

875-81 Union Avenue
New Windsor, New York 12550
914 564-6660

FRED FAYO, JR.
SUPERINTENDENT OF HIGHWAYS

October 5, 1985

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, N.Y. 12550

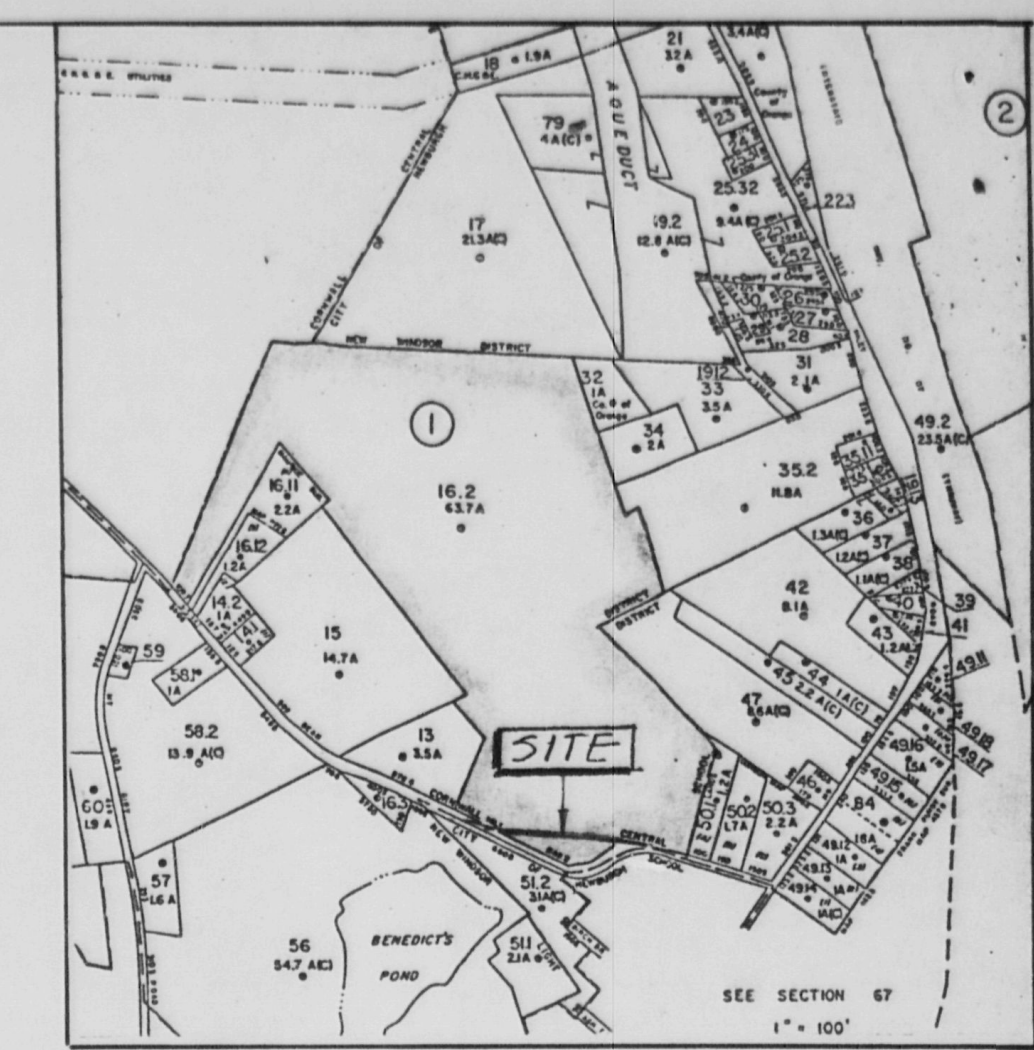
Gentlemen:

I have reviewed map plan for Frank Prudy et al,
Moore's Hill project and am in full agreement to accept
said plan as it will eliminate some drainage problems.

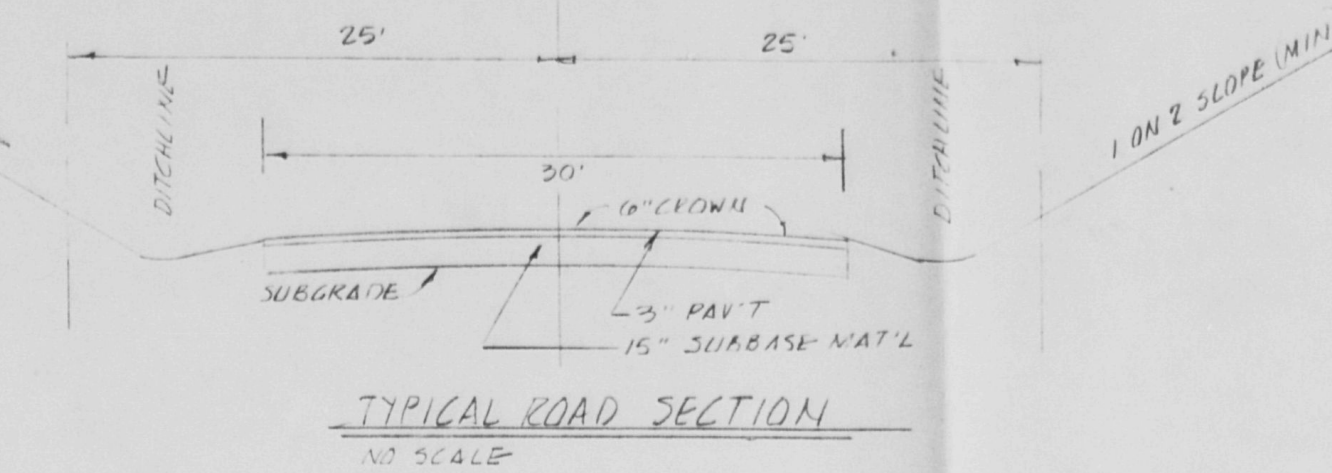
Yours truly,

Fred Fayok
Fred Fayok, Jr.

FF/mf



LOCATION PLAN
1" = 800'



TYPICAL ROAD SECTION
NO SCALE



ROAD PROFILE

NOTES

1. Being a proposed development of a portion of the lands shown on the Town of New Windsor Tax Maps as Section 65, Block 1, Lot 16.2.
2. TOTAL PARCEL AREA: 63.7+ Acres
3. PROPERTY ZONE: R-4A
4. APPLICANT: Frank D. Purdy, et al
RD # 2, Route 94
Box 108
Newburgh, N.Y. 12550
5. Boundary data shown hereon is from plotting of the Deeds, and is subject to verification by field survey.
6. Topographic data shown is from aerial photogrammetric mapping.
7. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the New York State Education Law.

NOTE: FINAL METES & BOUNDS OF LANDS TO BE CONVEYED TO THE TOWN OF NEW WINDSOR TO BE ESTABLISHED AFTER GRADING.

* THE FINISHED GRADE SHOWN IS FUTURE PAVEMENT SURFACE. GRADING TO BE DONE ON THIS PROJECT IS TO SUBGRADE.



ELIAS D. GREVAS, L.S. LAND SURVEYOR 23 QUACKENBUSH AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR FRANK D. PURDY, et al	
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK		DATE: 10/17/85 DESCRIPTION: REVISED GRADES, ADDED DATA Drawn: [Signature] Checked: [Signature] Scale: 1" = 50' Date: 19 Sep 1985 Job No: 85-233	